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Huge rises to business rates could be death knell for many firms



Threatened:
Phyllis Harper
and her son
Lee worry their
firm could go
under

By Lucy Purdy

SHELL-SHOCKED traders across the borough have been left fearing for their livelihoods after discovering their business rates are set to rocket in April.

Bombshell letters announcing sudden and dramatic hikes in business tax have been dropping through the letterboxes of shops and offices across

Haringey since the new year – leaving some clueless as to how they will find the extra cash. Many are reluctantly contemplating shutting up shop after discovering their rateable value has soared by up to 100 per cent after a revaluation by the Valuation Office Agency.

Phyllis Harper, 62, who has run Highgate Butchers in High Street for 35 years, is horrified at the prospect of paying £23,000 more per year.

Mrs Harper said: "This is frightening. I opened the butchers with my husband Paul who died seven years later, when I was six months pregnant. I live above the shop and the business has allowed me to support two children – this is my life. It's what's kept me going."

"Almost all the independent butchers for miles have had to close so I'm proud I've been able to stay here for so long. I'd hate to see us go over something like a rate increase."

Mrs Harper, who now runs the business with 32-year-old

son Lee, hopes to go to tribunal to reduce the sum, but will have to fork out for that too.

Next door, at Le Chocolatier, owner Robert Sinfield faces a staggering hike of 89 per cent. The shop's current rateable value, from which business rates are calculated, has shot up from £16,250 to £30,075. This is then multiplied by the national "multiplier" of 41.4 pence in the pound – in line with inflation – to give the amount each business must pay.

Mr Sinfield said: "If we put our prices up by the same ratio, the business would disappear. That's the only realistic way we could accommodate the rise."

"Where do they think the money's going to come from?"

The changes have been criticised as unfair as they are based on property values and trading conditions in April 2008, before the recession took hold. Some businesses which would have been eligible for small business rate relief will now lose this, as their value has

Where do they think the money will come from?

been nudged over the threshold.

Haringey Council is legally obliged to collect the rates, but does not set them.

On the other side of the borough, Graziano Parletta, owner of San Marco Restaurant in Bruce Grove, was "flabbergasted" to hear his rateable value had all but doubled, from £11,500 to £22,500. He said: "It's in the realm of countries where there's hyper-inflation."

A spokeswoman for the VOA said overall, rates would rise by three per cent. She said: "Revaluation is designed to maintain fairness by ensuring rateable values reflect changes in the rental market. It is estimated 60 per cent of all properties will see a reduction."

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The HARINGEY

ADVERTISER

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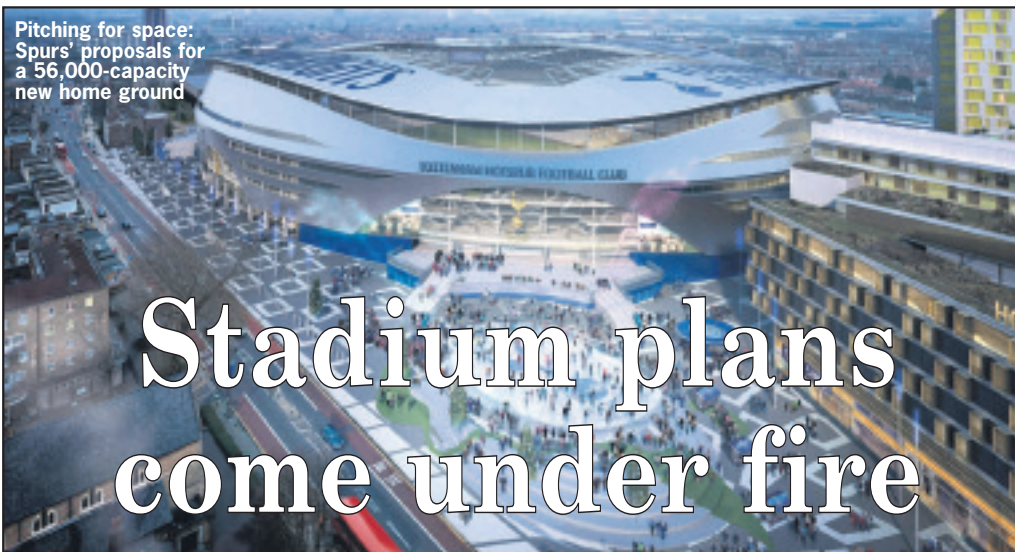
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Pitching for space:
Spurs' proposals for a 56,000-capacity new home ground



Stadium plans come under fire

By Lucy Purdy

HERITAGE campaigners have slammed proposals for the new Spurs stadium, saying the scheme would destroy important historic areas of Haringey.

Huge "swathes of historic cityscape" would have to be demolished if the proposed 56,000-capacity stadium goes ahead, according to the Victorian Society, which fights to preserve important historic buildings and landscapes.

The Red House in High Road, Tottenham, which features the club's cockerel-and-ball crest, the White Hart pub and an Edwardian red-brick dispensary will be demolished if the scheme gets the green light. The club has defended the scheme, saying it will help fund the restoration of a "more important"

terrace of buildings based to the north.

Heloise Brown, the Victorian Society's conservation adviser, said: "The imaginative reuse of historic buildings is rarely regretted but the same could not be said for the demolition of swathes of historic cityscape. Buildings such as the the Red House should not be sacrificed to create a bland open space that will be a wasteland apart from on match days."

A hotel, more than 400 homes, a museum and a supermarket are planned for the 20-acre site which lies to the east of High Road. The club will have to prove that its plans preserve and enhance the character of the area.

Defending the scheme, Paul Phillips, director of the Northumberland Development Project, said: "The club is proud of its roots in Haringey and the project

will represent an investment of hundreds of millions of pounds into the North Tottenham Conservation Area and create new jobs, homes, shops and public space as well as securing the long-term future of the club in Tottenham.

"The loss of historic buildings is regrettable but our proposals open up the area to the whole community, ensure safe crowd movement on match days and help fund the restoration of the more important terrace of historic buildings to the north.

"We do not accept that the proposed new public square will be a 'bland open space'. We are seeking to ensure this area is vibrant 365 days a year and we believe this is supported by the overwhelming majority of local people."

See the scheme plans at www.tottenhamhotspur.com

NEWS

Student on a gun charge following raid

A STUDENT from Muswell Hill has been charged with possessing a firearm after a loaded gun and a BB gun were seized by police.

Daniel Stanigar, 22, of Muswell Hill Place, was arrested and taken to Tottenham police station after officers searched a house last week after a tip-off. Computer equipment was seized alongside the loaded guns by officers from Haringey's crime squad.

He will now appear at Wood Green Crown Court on January 15.

Motorcyclist's death smash

A YOUNG motorcyclist died when he was hit by a car in Highgate on New Year's Eve.

The 20-year-old rider, Jack Tungate from Suffolk, was pronounced dead at the scene of the collision at 8.15pm in Archway Road, near Muswell Hill Road. It is thought a Peugeot travelling north hit Mr Tungate travelling south along Archway Road.

Police would like to hear from anyone who saw what happened.

Witnesses should call the Collision Investigation Unit on 020 7388 6806

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Dozens of illegal immigrants are caught working for the council

By Lucy Purdy

HARINGEY COUNCIL has come under fire after it emerged the authority has employed 35 illegal immigrants over the past three years.

The council admitted unlawfully signing up the workers from Africa, Jamaica and Trinidad after the details were revealed using a Freedom of Information legislation. Opposition leaders in Haringey have seized upon the revelation as proof of Labour being unfit to run the borough after the authority was exposed as the worst offender of all councils in the UK.

Of the 35 workers later revealed to be in the country illegally, 17 worked for Haringey's traffic department enforcing the council's controlled parking zone policy.

All of these were Nigerian nationals without papers to work in the country. Two managed to secure jobs working with elderly and disabled residents and one Jamaican national had even become assistant manager of a Haringey care home. Another Jamaican national was working as a residential care worker. They were all employed by the council between 2006 and 2009.

Richard Merrin, candidate for Hornsey and Wood Green, slammed the council for falling foul of the law. He said: "I can't believe the procedures at Haringey are so lax that an illegal immigrant can walk in and get a job looking after some of the weakest in society. This is just another example of why Labour is unfit to run the borough. What on earth is Haringey doing?"

Lynne Featherstone, Hornsey and Wood Green MP, added: "Why, even on something as simple as ensuring employees have their papers, does Haringey turn out to be the worst for employing people illegally? Private companies have to comply or get fined. "The government should take action

against those councils which ignore the law."

The 2006 Immigration, Asylum and Nationality Act means employers who take on illegal workers can be fined up to £10,000. However, none of the authorities named were fined.

Investigations also revealed that illegal workers had secured jobs at some of the country's most sensitive offices within government, including the headquarters of the UK Border Agency, Whitehall officers of the Home Office and the Ministry of Justice. This is despite a promise made in 2008 by the then Home Secretary Jacqui Smith that guilty bosses would be named and shamed on the Home Office website.

The publication of this information will pile yet more pressure on the council which is still reeling from the Baby Peter tragedy, in which the 17-month-old toddler was tortured to death despite him being placed on the Child Protection Register.

A council spokesman pledged it would avoid employing illegal workers in the future. She said: "In all cases, we took the correct action for dismissal when illegal status became known. We will continue to be vigilant and work closely with other agencies to identify any future cases."



Calls for renewed order to stop queues of casual labourers at Wickes depot

POLICE hope to renew an order allowing them to break up groups of casual labourers waiting for work outside a supplies yard.

The dispersal order, introduced last year around Wickes in Seven Sisters Road, Tottenham, is part of the battle against bosses who sign up illegal employees. Residents and businesses nearby had complained of men loitering at the DIY store, causing nuisance to them and their customers.

One resident living opposite the store in Culvert Road told the Advertiser she had seen men urinate in her neighbour's garden and a man in Greenfield Road said he had been offered cannabis on several occasions. The St Ann's Safer Neighbourhood team, which regularly patrols the area, sometimes with officers from the UK Border Agency, is now applying to Haringey Council to renew the order for another six months after it expired on Sunday.

Employers who fail to carry out proper checks on migrant workers from outside Europe can face fines of up to £10,000 per illegal employee. Among those queuing when the Advertiser visited was 25-year-old Giovanni Pasaretti, from Romania. He said: "I've been waiting here since 8am. I've been here maybe five or six times.

We speak to the drivers of the lorries that come in and see if they need help. I was working in Italy before, tiling and plastering, and had friends here who told me it was a good life.

"But I've only worked three days since I've been here, on about £80 a day."

Under the dispersal order, police officers and PCSOs have power to disperse groups of two or more at any time. To remain or return to the area after being told to leave is an offence punishable by three months behind bars or a fine up to £2,500. A no-drinking zone is also in place.

Another Romanian, Adrian Frunz, 25, said: "I come down here usually one day a week. I came to the UK the first time for a holiday to visit my cousin. I've had around three to five days' tiling.

"A lot of the men waiting here have kids and they are more desperate to get work. I don't know how long I'll hang around today because it's quite cold. Maybe we'll go to the pub instead."

A police spokeswoman said: "In the short-term people do move on, but new people come to the area so efforts to find long-term solutions are ongoing. St Ann's Safer Neighbourhood team is planning to work with partners to carry out enforcement days as well as working to find long-term solutions."

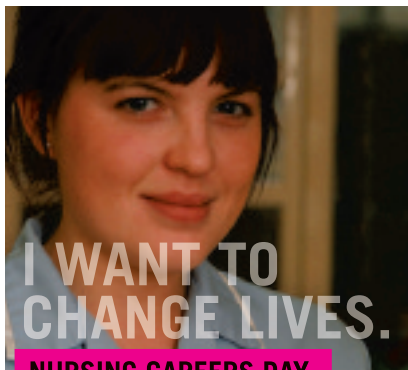
A Wickes spokeswoman this week welcomed the renewal of the dispersal order, adding that the store had built a new perimeter fence and funded extra security as a result of the workers.

Matthew Smith, head of the UK Border Agency's Haringey Local Immigration team, said: "Those who do break the law will face action."

Employers can visit www.ukba.homeoffice.gov.uk/employers or call the UK Border Agency's Employers Helpline on 0300 123 4699.

Occupation Origin Year

Coach escort	Jamaican	2006
Insurance assistant	Nigerian	2006
Administrator	Trinidadian	2007
Domestic assistant	Ethiopian	2008
Kitchen assistant	Jamaican	2008
Parking supervisor	[refused]	2009
Traffic warden	Ghanaian	2009
Librarian	Ghanaian	2009
Cleaner	Ghanaian	2009
Cleaner	Ghanaian	2009
Cleaner	Ghanaian	2009
Cleaner	Ghanaian	2009
Care home managerial	Jamaican	2009
Residential care worker	Jamaican	2009
Senior cleaner	Jamaican	2009
Administrator	Nigerian	2009
Traffic warden	Nigerian	2009
Traffic warden	Nigerian	2009
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Traffic warden	Nigerian	2009
Traffic warden	Nigerian	2009
Administrator	Nigerian	2009
Traffic warden	Nigerian	2009
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Cleaner	Nigerian	2009
Traffic warden	[refused]	2009
Administrator	South African	2009



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Neighbours show a whitewash amid

A MAN who was sledging near Alexandra Palace remains in a critical condition in hospital after he crashed into tree and sustained head injuries.

The 29-year-old was enjoying the snow on the bank in front of the palace in the early hours of Thursday when he was injured. He was taken to hospital where his condition remains "critical but stable", according to a Haringey police spokeswoman.

Schools across the borough were thrown into chaos after several inches of snow fell and many had to close. All but one opened again by Monday with exams taking place as planned – only St Peter In Chains Infant School, in Womersley Road,

Hornsey, was still closed due to electricity problems.

Haringey Council's gritting crews were out in force, prioritising town centres, slopes and areas near elderly people's homes as the cold snap kicked in. More than 200 residents added to a list organised by Hornsey and Wood Green MP Lynne Featherstone, reporting roads which they say had not been properly gritted. Of these, 26 were "priority roads" including major thoroughfares and bus routes, which are supposed to be made safe first.

Councillor Brian Haley, cabinet member for environment and conservation, said: "All of our priority-1, 2 and 3 roads

were gritted on or shortly after December 21, and the gritting team has been working consistently to clear the roads.

"If anyone has concerns, I'd urge them to get in touch with the council directly."

Home care and meals on wheels services were operating as normal, though elderly people were advised to stay inside wherever possible. Community-minded homeowners on the Ladder in Harringay got together after discussing it on www.harringayonline.com and armed themselves with salt and shovels to clear the Passage, which had turned into a virtual ice rink during the cold snap.



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Green shoots for plotholders in bid to save allotments

A SITE of allotments which had been at risk of development has been offered for sale to campaigners for £30,000.

Neighbours battling to save their beloved allotments off Woodside Avenue have welcomed the move, which has come after months of negotiations, but warned the fight is still not over.

They now face a race against time to gather the funds by the end of March.

Owners Thames Water, which was planning to auction the site to the highest bidder, took it off the market after enraged plotholders feared they may lose the site which has been used to grow fruit and vegetables for more than 100 years.

"This is a great step forward, only possible because of the commitment of our supporters," said Rupert Lancaster, Fortis Green Community Allotments Trust spokesman.

After enlisting the help of more than 1,000 online petitioners, cross-party politicians and celebrities including Hugh Fearnley-Whittingstall, Joe Swift and Kate Humble, the group persuaded Thames Water to sell two thirds of the land – the allotment part only.

If the trust can clinch the deal, it hopes to make the land a community resource for the future where residents will be able to grow fruit and vegetables in security for generations to come.

"Even though Thames Water tells us it has no plans to develop the copse 'for the foreseeable future', we remain concerned," said Mr Lancaster.

"As soon as we are confident the allotment land is secure we will turn our efforts towards ensuring that the copse – a vital part of the local ecosystem – is also safe in perpetuity."

A spokesman for Thames Water said: "We are pleased an agreement has been reached with Fortis Green Community Allotments Trust. We believe this is the right outcome."

The trust is asking anyone wanting to support the campaign, donate or help with fundraising to visit www.savefortisgreenallotments.com

Appeal after CCTV may hold clue to murder case

DETECTIVES investigating the murder of Damion Blair, 26, in Tottenham last February have appealed for a man pictured on CCTV at the time to come forward.

Police say the black man pictured walking in Tottenham High Road on the morning Mr Blair was shot could have vital information about what happened. Mr Blair, of Park Avenue, Wood Green, died from his wounds

after being shot at about 1.10am on Friday, February 13 last year.

A police spokesman said: "If you recognise yourself or if you have any information about the identity of the man pictured, please contact the Trident incident room on 020 8733 4704 or if you wish to remain anonymous phone Crimestoppers on 0800 555 111."

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Halftime fizz adds sparkle to society

Jonathan Lovett reviews
High Society, Upstairs at
the Gatehouse

HALFWAY through I grumbled to myself rather like lower-class George Kitteridge at the high society swell around him.

"All style and no soul... typical toff torture..." that kind of thing. It wasn't a bad show, but lacked certain joie de vivre.

But, after the interval, I was swept away by a gorgeous, fizzing second half as if the whole cast had made merry with a jeroam of Champagne like their characters.

It started with lovely, improvised interplay by the four waiters (excellent throughout) as we reclaimed our seats. Creative use was made of a few yellow ribbons and we were off, like a cork from that bottle, into, basically, A Midsummer Night's Dream – the musical.

Based on The Philadelphia Story, the '50s musical had, unusually, a life on screen before transferring to the stage. Director John Plews had rearranged it yet again, moving it to 1940s England, though the effect is negligible and it would have perhaps been more interesting and



pertinent set in noughties Highgate.

Still, Plews must be praised for overseeing a highly polished, professional production, that is maybe a couple of songs too long, but is another worthy addition to the annual Upstairs Christmas musical jamboree. Expertly cast again, it stars blonde bombshell Kirby Hughes as spoilt Tracy Lord opposite persuasively suave Peter Kenworthy as her ex CK Dexter Haven.

But it's the supporting roles

which really crackle and pop with the gifted Brendan Cull as Mike Connor – reminiscent of a young Jack Lemmon in accent and mannerism (the reporters are still American) – playing half of a winning double act opposite Hayley Emma Otway as Liz Imrie.

Special mention also to Jessica Bastick-Vines, effectively playing at least half her age as wicked little imp Dinah.

● Until January 31. 020 8340 3488.

what's on

Out and about

● **THE West End heads north** for one night only this Friday. Masters of the House features music from the blockbusters including Les Miserables, Miss Saigon, Cats, Chicago, Phantom Of The Opera and many more. Backstage stories and anecdotes intersperse hits at the Millfield Arts Centre in Edmonton. Show starts 8pm, tickets £17 (£15 concs). Call 020 8807 6680.

● **A MYSTERY** guest is the intriguing proposition at The Local this Friday. The popular music club hosts this particular artist – described as "bigger than the room" – along with support act Oh Ruin, Downstairs at the King's Head in Crouch End Hill, Crouch End. Take a gamble on Friday at 8pm. Ticket prices yet to be confirmed. For more details and reservations, call the box office on 020 8340 1028.

● **A REFUGEE Rabbi**, a southern belle, an isolated Jewish man, a Belgian immigrant and a suburban doctor come together in the play Rites Of Privacy. The UK premiere has just opened at the New End Theatre, Hampstead, and can be seen until February 14. Shows at 7.30pm, Tuesdays to Saturdays, and 3.30pm on Saturdays and Sundays. Tickets cost £18 (£16 concs). Call the box office on 0870 033 2733.

THE LATYMER SCHOOL

APPOINTMENT OF MEMBERS FOR THE SCHOOL'S INDEPENDENT APPEALS PANEL

The school is looking for members of the public to serve on its School Appeals Panel to deal with school admission and exclusion appeals.

Two types of member are required:

- people who are 'experienced in education', which usually means someone who has direct experience in the management of a school or is a former teacher, and
- 'Lay person'. This is someone not connected to the school and has no direct personal experience in the management of the school.

Members must have the ability to act impartially in relation to the school so any connection with the school, its governors or employees will preclude appointment.

The Latymer School deals with a large number of appeals each year, particularly in April, when there are daytime sittings which can last up to 10 working days. Members work on a voluntary basis but are eligible for financial loss allowance (where applicable), childcare and travel expenses.

Application forms are available by contacting Mrs S.Lawn on 020 8887 8103 or 020 8807 4037. Alternatively you may write to The Latymer School at the address shown below or email: governingbody@latymer.co.uk

Application forms should be returned as soon as possible and no later than Friday 21 January 2010 to Mrs S.Lawn, The Latymer School, Haselbury Road, Edmonton, London N9 9TN



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UP IN THE AIR 15
(11.05am **Sa-Su only**), 1.30, 4.00, 6.35, 9.00, (11.30 **F-Sa only**)

ALL ABOUT STEVE 12A Contains moderate sex references
(11.00am **Sa-Su only**), 1.20, 3.45, 6.15, 8.45, (11.15 **F-Sa only**)

DAYBREAKERS 15
1.45, 4.15, 6.40, 9.00, (11.25 **F-Sa only**)

IT'S COMPLICATED 15
(12.05 **Sa-Su only**), 3.05, 5.55, 8.40, (11.25 **F-Sa only**)

SEX & DRUGS & ROCK & ROLL 15
6.00

NINE 12A
9.30

SHERLOCK HOLMES 12A Contains moderate violence
(12.10 **Sa-Su only**), 3.00, 6.00, 8.50

ALVIN AND THE CHIPMUNKS 2: THE SQUEAKQUEL U
(11.30am **Sa-Su only**), 1.00, (2.00 **Sa-Su only**), 3.10, 5.20, 7.30

(AD) Audio Description 1.00, 3.10, 5.20, 7.30

(S) Subtitled Performances (5.20 **Su-Tu only**)

AVATAR 3D 12A Contains moderate violence, threat and language
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Includes a 10min interval - with English Subtitles
2.30, 8.35

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Includes a 10min interval - with English Subtitles
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TURNPIKE LANE, N8

£239,950

First floor converted 2 bed flat from a Victorian home, situated within 5 minutes walk from Tube station, benefits from gas c.h., double glazed windows, fitted kitchen, 16' lounge, 2 good sizes beds, modern bath/WC. CHAIN FREE SALE.



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TOTTENHAM, N17

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020 8342 9858**www.hane.co.uk****office@hane.co.uk****Harringay N4 £415,000 F/H**

A three storey five bedroom end of terrace Victorian house. Presented for sale in immaculate decorative condition. Providing two reception rooms, kitchen/diner, study, bathroom, two wc's and rear garden. Situated off Green Lanes equidistant to Manor house and Turnpike Lane Piccadilly Line Stations.

**Harringay N15 £319,925 F/H**

Presented in good decorative order is this three bedroom mid terraced house with off street parking. Providing two good size reception rooms, fitted kitchen, outside utility room, bathroom and separate wc. Situated at the Green Lanes end of St. Anns Road close to the many amenities Green Lanes has to offer.

**Harringay N8 £499,950 F/H**

A substantial five bedroom mid terraced Victorian house presented in excellent condition throughout. Offering two large reception rooms, fully fitted kitchen/diner, g/f shower room, bathroom with separate wc, top floor shower room, 21' roof terrace and rear garden. Situated at the Hornsey end of Wightman Road within a short walk from Turnpike Lane Piccadilly line and Hornsey British Rail mainline station.

**Tottenham N17 £129,950 L/H**

No stamp duty! Set on the second floor of a private purpose built block is this beautifully presented one double bedroom flat. The property provides a newly fitted kitchen with integrated appliances, modern fitted bathroom, Bamboo flooring and allocated parking for one car. Situated close Sainsbury's supermarket, providing easy access to the A10 (Great Cambridge Road). This property is ideal for first time buyers as it is situated in a stamp duty relief area.

**Stoke Newington N16 £247,500 L/H**

Situated in an excellent location a two double bedroom third floor ex local authority flat offered for sale in excellent decorative condition. The property benefits from a large reception room and bathroom. Situated close to the many shops bars and restaurants of Stoke Newington Church Street.

**Wood Green N22 £319,950 F/H**

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**Harringay N4 £175,000 SH/F/H**

A well presented one double bedroom first floor split level converted flat offering share of freehold. Benefits include an open plan reception/kitchen area, modern bathroom suit and large bedroom. Situated close to both Manor House Piccadilly line and Haringey British Rail mainline station.

**Hornsey N8 £399,950 F/H**

A well presented three double bedroom mid terraced house. The property offers two reception rooms with original features, dining room, kitchen/diner, ground floor shower room, bathroom and 60ft rear garden. Situated conveniently for the many shops of Wood Green shopping city. Both Wood Green and Turnpike Lane Piccadilly line underground stations with also Hornsey and Alexandra Palace British Rail stations within a short walk.

**Stroud Green N4 £499,925 F/H**

A unique architectural achievement brings this three bedroom newly built semi detached house set over two floors. The property boasts a 24ft reception/kitchen area with fully integrated appliances and granite worktop leaning onto a wooden decked roof terrace, contemporary main bathroom, patio garden and off street parking. Situated on a quiet residential road moments from Finsbury Park Piccadilly and Victoria underground and British rail station.

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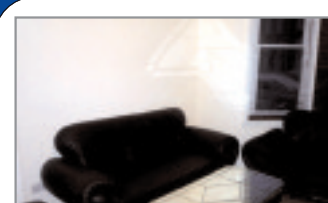
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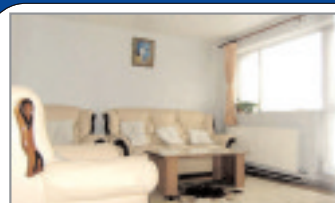
- * Three double bedrooms
- * Two reception rooms
- * Double Glazing
- * Medium sized garden
- * Three piece bathroom suite
- * Available: Now



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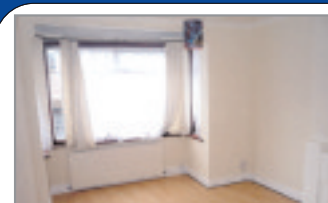
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Shelbourne Road, N17

£1,400 pcm

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- * Double Glazing
- * Gas Central Heating
- * Fitted Kitchen inc White Goods
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TOTTENHAM, N17 £169,950



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TURNPIKE LANE, N8 £179,950



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TALBOT ROAD, N15 £975 pcm



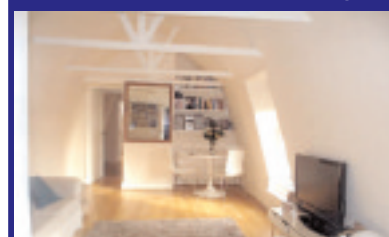
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Nice 1 double bed flat with own garden. 5 minutes walk from Seven Sisters Tube station. Benefits from gas c.h., fitted kitchen/diner. AVAILABLE NOW - FURNISHED.

WEST GREEN ROAD, N15 £925 pcm



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SEVEN SISTERS, N15 £1,300 pcm



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SEVEN SISTERS, N15 £214,950

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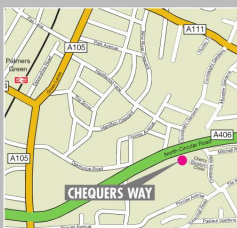
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- 4 BEDS £1,400-£1,600
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Large 1 Bed, Palmers Green, N13

A beautifully presented one bedroomed second floor flat offering a gorgeous reception room and a stunning kitchen with space for dining, superbly located on a tree lined residential street. Keys In office.

£800 p.c.m



Edmonton, N9

Immaculate 3 bedroom house with a massive garden in Edmonton N9. Newly refurbished, double glazing, laminated flooring, close to all amenities. Available fully furnished, DSS welcome.

£285 pw



3 Bed Terrace, Edmonton, N9

Large 3 bed house situated on this quiet turning 10 mins from Edmonton Green B.R. The property has been vastly extended & comprises of a large lounge area, g/c/h, fully fitted kitchen/diner.

£1250 p.c.m

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Leyburn Road, Edmonton, N18

Recently refurbished 2 bedroom house located close to many shopping and recreational facilities. Spacious living accommodation, fitted kitchen, bathroom, g/c/h, d/g and osp. Viewing is a must.

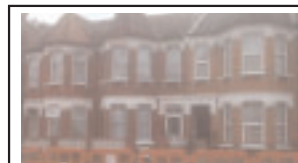
£950 p.c.m



3 Bed E.O.T, Tottenham, N17

We are pleased to offer this spacious 3 bed, 2 reception. Benefits which includes a fully fitted kitchen, up bath, g/c/h, d/g, loft area and a 60ft garden. Keys in office. L/H/A considered.

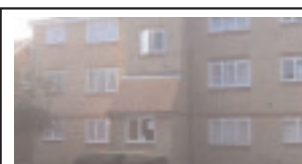
£285 p.w



3 Bed, Bruce Grove, N17

Victorian three bedroom, two reception house. Recently decorated, large living rooms with 13ft ceiling, fully fitted kitchen, G/C/H, fully double glazed, d/stairs shower room and 30ft paved rear garden.

£1300 p.c.m



Cherry Blossom Close, Palmers Green, N13

Spacious ground floor purpose built one bedroom flat. Separate kitchen with all white goods, economy heating, large shower room and fully furnished. H/B Welcome. Viewing is a must.

£750 p.c.m



Ground Floor 2 Bed, Tottenham, N17

Excellent maintained this ground floor 2 double bed flat with own rear garden, benefits from g/c/h., lounge, 2 double beds, recently fitted kitchen and modern bath/WC, own garden.

£950 p.c.m



Studio Flat, Wood Green, N22

Studio flat benefiting from a separate kitchen and bathroom, gas central heating, laminate flooring. Situated approximately 10 minutes from Wood Green underground station. Available now and must be seen.

£625 p.c.m



Large 2 Bed, Raleigh Court, N22

Two double bedroom third floor purpose built flat comprising of a fitted kitchen and bathroom, large separate lounge / diner, double glazing, furnished, communal gardens.

£225 p.w



Close to Wood Green Tube, N22

3/4 bedroom, semi-detached property. Ideal for sharers, the property boasts 3 double bedrooms upstairs, 2 large reception rooms downstairs and is laminate flooring throughout...

£1500 p.c.m



P/B One Bed, Edmonton, N9

Purpose built second floor flat. The property benefits from a lounge, fitted kitchen, double bedroom, fitted bathroom, communal off street parking, quiet location. Keys in office.

£750 p.c.m



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The Avenue N8

£299,950 SH/F/H



Crouch End Borders - Hornsey N8 Superior 2 bedroom garden flat - Huge Bathroom - Kitchen/Diner - High Ceilings - Period Features - Off Street Parking - Share Of Freehold - Garden - 400M to mainline and tube. See the Virtual Tour at www.castles.uk.com

Coombe Road N22 £329,950 F/H

Farrant Avenue N22 £269,950 F/H



Wood Green N22 3 bedroom house - 2 bathrooms - Two Open Reception - 55ft Garden - 400M to Tube - www.castles.uk.com



3 bedroom house - Lounge - Upstairs bathroom - Separate W.C. - Kitchen with dining area - Well presented garden - visit www.castles.uk.com for more info.

Northcott Avenue N22 £172,500 L/H

Moselle Avenue N22 £179,950 L/H



Alexandra Park Borders N22 1 bedroom flat - purpose built - smart grounds - Wood Green/Bounds Green tube stations nearby - Alexandra Palace mainline station nearby. Take a 'Virtual Tour' at www.castles.uk.com



Superb Flat - Tastefully decorated - 1 bedroom - 'Eat in' kitchen/Diner - Modern Bathroom - Garden - Long Lease - Photos and floorplan at www.castles.uk.com

Willingdon Road N22 £1040 pcm

Hampden Road N8 £1105 pcm



Garden Flat - Two Large Double Bedrooms - Modern Kitchen & Bathroom - Good Size Lounge - Just 400M to Tube. See all the photo's at www.castles.uk.com



Superb Two Bedroom Flat - Double Bedrooms - Five Star Bathroom - Must Be Seen - Train (Moorgate) Tube stations nearby - Available beginning Feb 2010. See all the photos on www.castles.uk.com

TOTTENHAM

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Tottenham N17

£275,000 F/H



A mid-terraced Victorian house retaining some of its original features situated along this popular residential turning off Philip Lane convenient for easy access to local shopping and transport facilities offers well proportioned accommodation over two floors benefiting from 3 bedrooms, 2 reception rooms, newly fitted kitchen/diner, newly fitted bathroom, double glazing, central heating, utility area, Ground floor W.C and 40ft rear garden.

Tottenham N15 £130,000 L/H

Tottenham N17 £155,000 L/H



One bedroom ground floor purpose built flat situated just off Seven Sisters Road, Convenient for access to local amenities of Seven Sisters station (underground and mainline) is within approx a ¼ of a mile. Benefits include 1 bedroom, 1 reception room, kitchen and bathroom.



A beautifully presented 1st floor mezzanine flat located within this modern private development situated conveniently for access to local shopping and transport facilities with White Hart Lane mainline station being within approx 300 meters. Benefits include spacious reception room, double bedroom, En-suite bathroom, fitted kitchen, wood flooring, separate W.C, allocated parking.

Tottenham N15 £165,000 L/H

Tottenham N17 £170,000 L/H



Offered for sale is this well proportioned, well presented 1st floor flat forming part of a terraced bay fronted period property situated within approx 200 meters of Seven Sisters Station (Victoria line and mainline) the property offers easy access to the West End, City and across London. Shopping facilities are provided close by with Tesco being within approx 200 meters and Tottenham Hale retail park approx 2 ½ miles. Further benefits include a spacious reception room, a generous double bedroom, modern fitted kitchen/diner and bathroom and central heating.



A converted ground floor garden flat, which has recently undergone an extensive programme of refurbishment. The property benefits from one bedroom, one reception room, modern fitted kitchen/diner, bathroom, double glazing, G.C.H, sole use of approx 40ft rear garden. Offered for sale on a chain free basis to suite an incoming purchaser.

Tottenham N17 £189,995 L/H

Tottenham N17 £230,000 F/H



A well presented split level converted flat occupying the upper floors of this terraced Victorian property situated within the popular Downhills Park area overlooking the park, benefits include 2 bedrooms open plan kitchen / reception, G.C.H.



A mid-terraced cottage style house situated along The Roundway N.17 The property is approx ½ a mile from Bruce Grove and White Hart Lane mainline station and approx 1 mile from Turnpike Lane. The property benefits from 2 double bedrooms, through lounge, fitted kitchen, 1st floor bathroom, G.C.H., Double Glazing and approx 40ft rear garden.

PALMERS GREEN

020 8888 6081

palmers.green@castles-estateagents.co.uk

Bowes Park

£229,995 L/H



Offered for sale is this very attractive 1/2 bedroom ground floor converted flat. This property comes with sole use of the rear garden, Gas central heating (untested), Large Kitchen/Diner, Offered chain free, Available to view now!

Palmers Green £154,995 L/H

Palmers Green £154,995 L/H



New to the market this week is this 1 bedroom ground floor purpose built flat. Situated directly off St Paul's Rise, Tottenham Road. This flat comprises of: 1 reception room, Kitchen, Bathroom, Been much improved by the current vendors and Viewing is a must!



Offered for sale is this first floor purpose built flat set in a modern development close to Green Lanes, One bedroom, Allocated Parking, Entry phone system, Communal gardens.

Palmers Green £249,995 F/H

Palmers Green £329,995 F/H



Rarely available to the market is this charming little 2 bedroom Victorian style house Ideal location for transport and schools. 2 Bedrooms with ensuite to master bedroom, 2 reception rooms, Downstairs W/C, and 50ft rear garden. Offered chain free.



This rarely available bungalow is set in its own gardens on the corner of Tottenham Road and Princes Avenue. Features offered; 2 bedrooms, Off street parking and garage, Landscape 70ft gardens, Offered chain free.

Palmers Green £224,995 L/H

Southgate £197,500 L/H



This 2 bedroom spacious flat is in a great location, close to local amenities and transport. The property is double glazed and G/C/H and has lift access. And further offers Garage En-Bloc, Great FTB or BTL, Offered chain free.



Ground Floor Garden Flat In a very sought after Location Minutes from Stations One Bedroom Kitchen, Bathroom, Sole use of Own Garden.



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Edmonton £289 per/wk



- 3 bedroom house
- Bathroom plus cloakroom
- Gas central heating
- Double glazing and garden

Wood Green £174 per/wk



- 1 bed 1st floor flat
- Gas central heating
- Double glazing
- Conversion

Wood Green £133 per/wk



- 1st floor studio flat
- Conversion of detached house
- Gas central heating
- Part furnished

Hornsey £174 per/wk



- 1 bed ground floor flat
- Newly refurbished
- New kitchen, bathroom & carpets
- 2 mins. walk Turnpike Lane tube

Stroud Green £190 per/wk



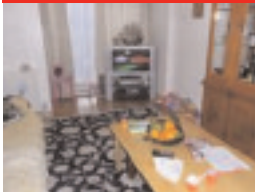
- 1 bed top floor flat
- Unfurnished
- Central heating
- Available now

Tottenham £228 per/wk



- 2 bed ground floor flat
- Conversion
- Gas central heating
- Double glazing

Tottenham £324 per/wk



- 4 bed end of terrace house
- Gas central heating and alarm
- Double glazing and garden
- Off street parking

Edmonton £232 per/wk



- 3 bedroom house
- Gas central heating
- Garden
- Available now

Crouch End £310 per/wk



- 2 bedroom flat
- Top floor
- Unfurnished
- Available now

Hornsey £324 per/wk



- 2 bed 2nd floor flat
- Bathroom plus en-suite to 1 bedroom
- Full length balcony
- Unfurnished

Tottenham £400 per/wk



- 5/6 double bedroom house
- Bathroom and shower room
- Gas central heating
- Garden

Bounds Green £254 per/wk



- 3 bed 3rd floor flat
- Gas central heating
- Double glazing & balcony
- Communal garden and o.s.p.

Tottenham £174 per/wk



- 1 bedroom flat
- 1st floor
- Conversion
- Available now

Crouch End £310 per/wk



- 2 bedroom unfurnished flat
- 1st floor
- Unfurnished
- Available mid-December

Tottenham £208 per/wk



- 2 bedroom house
- 2 reception rooms
- Furnished
- Available 31st January

Edmonton £320 per/wk



- 4 bedroom house
- Gas central heating
- Double glazing
- Garden

Tottenham £137 per/wk



- Ground floor studio flat
- Economy 7 heating
- Entryphone and communal garden
- Off street parking

Edmonton £289 per/wk



- 3 bedroom house
- Gas central heating
- Double glazing
- Garden

Tottenham £208 per/wk



- 2 bed 1st floor flat
- Gas central heating
- Double glazing
- 2 bathrooms

Palmers Green £312 per/wk



- 5 bedroom house
- Gas central heating
- Double glazing
- Garden

Tottenham £208 per/wk



- 2 bedroom ground floor flat
- Gas central heating – entryphone
- Double glazing – Communal garden
- Off street parking

Stroud Green £300 per/wk



- 2 double bedroom flat
- Top Floor
- Part double glazing
- Unfurnished

Stroud Green £400 per/wk



- 3 bedroom house
- Unfurnished
- Garden
- Available now

Edmonton £289 per/wk



- 3 bedroom house
- Gas central heating
- Double glazing
- Garden and o.s.p.

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- One Bedroom Flat
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- Double Glazing
- Laminate Flooring
- Available 19.01.10

£750 PCM

WOOD GREEN CENTRAL, N22



- Two Bedroom Flat
- First Floor Conversion
- Gas Central Heating
- Excellent Location
- Good Condition

£950 PCM

TOTTENHAM, N17



- Two Bedroom Flat
- En-Suite To Master Bedroom
- Double Glazing
- Granite Work Surfaces
- Available 01.02.10

£1,000 PCM

WOOD GREEN, N22



- Two Double Bedroom Flat
- Spacious Lounge
- Double Glazing
- Own Front Door

£1,050 PCM

WOOD GREEN CENTRAL, N22



- Two Double Bedrooms
- Kitchen/Diner
- Newly Redecorated
- Excellent Location
- Includes Water Rates

£1,100 PCM

PALMERS GREEN, N13



- Two Bedroom Conversion
- Gas Central Heating
- Double Glazing
- Laminate Flooring
- Furnished

£1,100 PCM

PALMERS GREEN, N13



- Two Double Bedroom Flat
- Newly Refurbished
- Gas Central Heating
- Laminate Flooring
- Double Glazing

£1,100 PCM

WOOD GREEN, N22



- Two Double Bedroom Terraced House
- Newly Refurbished
- Conservatory
- Private Rear Garden
- Excellent Location

£1,200 PCM

WOOD GREEN CENTRAL, N22



- Three Bedroom Flat
- Gas Central Heating
- Laminate Flooring
- Excellent Condition
- Available Now

£1,200 PCM

WOOD GREEN, N22



- Three Bedrooms House
- Gas Central Heating
- Residential Parking
- Private Rear Garden
- Good Condition

£1,300 PCM

EDMONTON

020 8805 6565

EDMONTON, N9



- Studio flat
- Good condition
- Furnished
- 1st floor
- Available now

£500 PCM

EDMONTON, N9



- 3 bed house
- Unfurnished
- Laminate flooring
- Close to edmonton green
- Available now

£1250 PCM

EDMONTON, N9



- 2 bed flat
- Good condition
- 1st floor
- Gas central heating
- Available now

£975 PCM

PONDERS END, EN3



- Studio flat
- Separate sleep area
- Furnished
- Good condition
- Available now

£700 PCM

EDMONTON, N9



- Studio flat
- Good condition
- Furnished
- Close to edmonton green
- Available now

£675 PCM

EDMONTON, N9



- 3 bed house
- Furnished
- Own garden
- Close to shops
- Available now

£1275 PCM

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PICTURE*

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- 2 bed maisonette
- 1st floor
- Good condition
- Furnished
- Available now

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EDMONTON, N9



- 3 bed house
- Furnished
- Close to edmonton green
- Gas central heating
- Available now

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PONDERS END, EN3



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- Unfurnished
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TOTTENHAM, N17, £170 PW



1 bedroom flat on the 2nd floor - Laminated flooring - Fully furnished - Near White Hart Lane rail station

EDMONTON, N9, £160 PW



1 bedroom flat on the first floor - Newly refurbished - Fully furnished - Near Edmonton Green station

TOTTENHAM, N17, £220 PW



2 bedroom flat on 2nd floor - Fully furnished - Central heating - Near Northumberland Park rail station

EDMONTON, N18, £230 PW



2 bedroom house with garden - Newly refurbished - Central heating - Double glazed

EDMONTON, N9, £280 PW



3 bedroom 2 reception house - Fully furnished - Central heating - Near Edmonton Green station

TOTTENHAM, N17, £330 PW



3 bedroom 3 reception house - Fully furnished - Central heating - near Northumberland Park rail station

SEVEN SISTERS, N15 £390 PW



4 bedroom 3 reception house - Fully furnished - Central heating - Near Seven Sisters tube station

EDMONTON, N9, £370 PW



4 bedroom 2 reception house - Fully furnished - Central heating - Near Edmonton Green station

EAST FINCHLEY, N12 £225 PW



2 bedroom ground floor flat - Fully furnished - Central heating - 5 mins from East Finchley station

ENFIELD, EN3, £225 PW



2 bedroom flat on 2nd floor - Newly refurbished - Laminated flooring - Fully furnished

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For all your
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Chat & Date

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One-2-One TEXT TALK

CHAT812 TO: 65125

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CHAT813 TO: 65125

CHAT NOW

1-2-1 CHAT NOW

09069 661 462

TEXT FLIRT

TEXT "FLIRT813" to 88300

ADULT FUN

Speak to hot ladies willing to please now!

0906 199 6316

Discreet Text
TEXT "CHAT812" TO: 85252

SEDUCTIVE LADIES
CALL NOW 0906 500 6314

TEXT HOT LADIES
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CHAT & DATE

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40+ LIVE

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Contacts
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Fun & quick

PIC CHAT text

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TEXTNCHAT TODAY
text CHAT813 to 80080

TEXT CHAT813 to 80080
CHAT NOW!
0906 500 6312

TEXT CHAT

TEXT CHAT813 to 80080
CHAT NOW!
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Continued on next page

Adult Chat Line

VERY CHEAP
WICKED LIVE CHAT
AMAZING LIVE 121
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L.Lines POB539 N2 7YN. Help (0844) 14497.
 Calls rec. @ 35p p/min. Callers must be 18+ only.

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1-2-1 CHAT NOW!
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 "New faces welcome"

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We aim to accept advertisements that comply with guidelines issued by the Newspaper Society and the Advertising Standards Authority, together with our own policies and procedures.

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24/7 EN3

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07769 575 109
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 30 Minute Arrival

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 30 Minute Arrival.
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For an appointment call now

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 12 noon - 2am weekdays
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 New in Church Street, Edmonton
 Mob: 07943 125 622 - 07532 173 261
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 Out To You
 7 Days
 24Hrs
 30 mins arrival
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 EXCLUSIVE LADIES All Welcome

NORTHERN ★ STAR ★ ESCORTS
 ★ ★ ★
 Published models
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 New faces welcome

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Calls cost £1.50 per/min at all times. TEXT 87070 cost £1.50 per message. Mobile call charges may vary. JMedia UK, London SE1 QXX, wc 110110

Simply dial the number below the advert!

TALL sexy green eyed female, great body, seeks tall male for no strings good times. Status unimportant. Tel No: 0906 500 6360 Box No: 377078

SENSUAL slim female needs more buzz in her life would love to be wine/dined by a tall fit male. Call me. Tel No: 0906 500 6360 Box No: 376766

LOOKING for something a bit different? Content, artistic, small female with big ideas seeks sensitive mature male for adult conversation, maybe more. ACA. Tel No: 0906 500 6360 Box No: 376762

SEXY mature female, great body, seeks male no strings fun. Age/status unimportant. Tel No: 0906 500 6360 Box No: 376760

SENSUAL red haired young female seeks blue eyed older guy for discreet friendship. Tel No: 0906 500 6360 Box No: 376758

TALL busty female, endless legs, enjoys wild side of life, seeks confident male to try new things with. Can accommodate. Age/status unimportant. Tel No: 0906 500 6360 Box No: 376772

PETITE blue eyed brunette longing for adult adventure seeks confident male to share fun, and exciting times. Tel No: 0906 500 6360 Box No: 376756

SHY very petite female seeks experienced guy to coax her out of her shell. Tel No: 0906 500 6360 Box No: 376752

BEAUTIFUL exotic blonde, female desires seeks discreet mature male for fun times. Tel No: 0906 500 6360 Box No: 376750

LIKE uniforms? Sexy, foxy nurse, green eyes, up for anything seeks naughty, imaginative, laid back guy to get to know. Tel No: 0906 500 6360 Box No: 376770

CUDDLY bubbly female, very affectionate looking to let her hair down with a happy, down to earth male. Age/status unimportant. Tel No: 0906 500 6360 Box No: 376768

BEAUTIFUL slim young female, been hurt in past, been alone for long, in serious need of some adult attention with discreet male friend. Tel No: 0906 500 6360 Box No: 376768

VERY feminine blue eyed blonde seeks strong, well built male to share good times. Tel No: 0906 500 6360 Box No: 377076

LOVELY sensual brunette, young 50, seeks adventurous, fun loving, tactile younger male. Tel No: 0906 500 6360 Box No: 377072

LIVELY bubbly young looking brunette seeks outgoing, fun male to spice up her spare time. Call if you feel the same. Tel No: 0906 500 6360 Box No: 377070

SLIM fit green eyed brunette seeks exciting, naughty male who fancies some discretion guaranteed. Tel No: 0906 500 6360 Box No: 376410

NEW to this! Fun, flirty female, 24, up for anything, seeks adventurous male for laughs and excitement. Tel No: 0906 500 6360 Box No: 377068

VERY gorgeous curvy young girl seeks good looking older guy to get to know. ACA. Tel No: 0906 500 6360 Box No: 377066

BEAUTIFUL slim brunette, fun to be with, new to area seeks easygoing guy to share exciting nights out and cosy nights in. Tel No: 0906 500 6360 Box No: 377064

GORGEOUS tanned female seeking passionate male for adventure and fun. Tel No: 0906 500 6360 Box No: 377062

MERRY widow, blonde hair blue eyes, looking for a good time, seeks easygoing male. ACA. Tel No: 0906 500 6360 Box No: 377060

GORGEOUS curvy young girl looking for love seeks handsome, broadminded older guy to entertain her. Tel No: 0906 500 6360 Box No: 376416

SEXY young blonde widow, blue eyes with time on her hands seeks fun guy with some good ideas. Tel No: 0906 500 6360 Box No: 376414

BEAUTIFUL blonde hair blue eyes, looking for a good time, seeks easygoing male. ACA. Tel No: 0906 500 6360 Box No: 376412

SEXY mature female, great body, seeks male no strings fun. Age/status unimportant. Tel No: 0906 500 6360 Box No: 376760

SENSUAL red haired young female seeks blue eyed older guy for discreet friendship. Tel No: 0906 500 6360 Box No: 376758

TALL busty female, endless legs, enjoys wild side of life, seeks confident male to try new things with. Can accommodate. Age/status unimportant. Tel No: 0906 500 6360 Box No: 376772

SHY very petite female seeks experienced guy to coax her out of her shell. Tel No: 0906 500 6360 Box No: 376752

BEAUTIFUL brunette, great body, seeks raunchy up for it male to share fun adventures with. ACA. Tel No: 0906 500 6360 Box No: 375982

SENSUAL slim blonde, no ties, been without male attention for far too long! Seeks mature, confident male. Looks unimportant. Tel No: 0906 500 6360 Box No: 375980

GORGEOUS voluptuous blonde - sexy green eyes, seeks exciting Italian guy for intimacies, fun and games. Tel No: 0906 500 6360 Box No: 375978

WANT to have some fun? Slim brown eyed, sensual female, no ties, plenty of good ideas, seeks adventurous, naughty man. Tel No: 0906 500 6360 Box No: 375204

FUN vibrant young woman, seeks exciting guy to spice things up a bit. Age/status unimportant. Tel No: 0906 500 6360 Box No: 375196

PRETTY petite brunette, loves music, quiet nights in seeks lovely mature male who can make her feel sexy again. Tel No: 0906 500 6360 Box No: 374426

LIVELY busty blonde, seeking for more fun, seeks adventurous male for partying! Age/status unimportant. Tel No: 0906 500 6360 Box No: 376412

SLIM fit green eyed brunet seeks exciting, naughty male who fancies some fun in the fresh air. Discretion guaranteed. Tel No: 0906 500 6360 Box No: 376410

VIVACIOUS tanned, leggy fit, active female, loves soul/rock music seeks tall, athletic, dark male to share a glass of wine, maybe more. Tel No: 0906 500 6360 Box No: 376408

BEAUTIFUL brunette, great body, seeks raunchy up for it male to share fun adventures with. ACA. Tel No: 0906 500 6360 Box No: 375982

SENSUAL slim blonde, no ties, been without male attention for far too long! Seeks mature, confident male. Looks unimportant. Tel No: 0906 500 6360 Box No: 375980

SMALL but sexy, figure to die for, seeks fun loving male who wants to share fun adventures. Tel No: 0906 500 6360 Box No: 375974

FUN bubbly blonde, home alone, seeks experienced male for discreet fun. Call me. Tel No: 0906 500 6360 Box No: 376406

FUN flirty brunette, seeks mature guy for good times. Are you up for it? Tel No: 0906 500 6360 Box No: 376404

GORGEOUS voluptuous brunette, very outgoing and fun, seeks well built younger male to spice things up a bit. Tel No: 0906 500 6360 Box No: 376402

TALL busty brunette knows what she wants seeks tall, white male for fun and exciting times. ACA. Tel No: 0906 500 6360 Box No: 376400

WARM loving young discreet female seeks mature male who is free in the evenings for no strings friendship. Status unimportant. Tel No: 0906 500 6360 Box No: 376398

BUSTY fun female, loves to tease, seeks confident, mature male who knows just how to treat a girl! Tel No: 0906 500 6360 Box No: 375212

VOLUPTUOUS brunette, gorgeous green eyes, hardworking but lonely, seeks romantic mature male to share a glass of whiskey with and snuggle up to. Tel No: 0906 500 6360 Box No: 375210

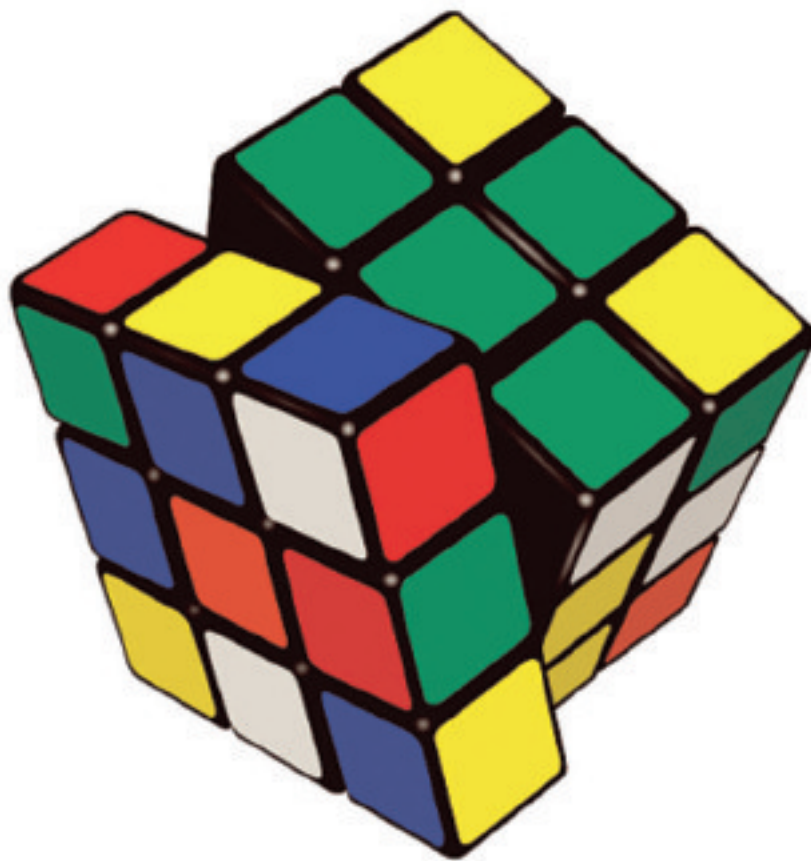
SULTRY dark eyed brunette, longs for adventure and excitement with brooding man, perhaps you can help? ACA. Tel No: 0906 500 6360 Box No: 375208

STUNNING discreet young brunette has many desires seeks sugar daddy to spoil and pamper her. Tel No: 0906 500 6360 Box No: 375976

SMALL but sexy, figure to die for, seeks fun loving male who wants to share fun adventures. Tel No: 0906 500 6360 Box No: 375974

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KEANE SET TO STAY



Staying put: Redknapp denied that Robbie Keane could be on his way out of the club

By Lee Husson

TOTTENHAM HOTSPUR manager Harry Redknapp has quashed rumours that Robbie Keane could be on his way out of White Hart Lane.

The Republic of Ireland striker has been linked with a move away from Spurs in the January transfer window, with Celtic and Aston Villa mooted as possible destinations.

Keane has struggled to regain his best form since his return to the club from Liverpool last year, scoring only six league goals this season – four of which came in the game against Burnley – and has slipped behind Jermain Defoe and Peter Crouch in the pecking order.

He was also said to be the instigator behind Spurs' infamous Christmas

party where he "snuck" 15 members of the squad away to Dublin without the knowledge of his manager.

But Redknapp has played down the rumours, and insists the forward will be staying at the club.

"Please God, he'll still be here in February," said the boss.

"I don't want to sell Robbie. There aren't many Robbie Keanes about. He's certainly not a player we'd want to lose.

"He is the captain, he's here, he's done a great job for us and is very important to us.

"There's real competition between him, Roman Pavlyuchenko, Defoe and Crouch but unless someone comes up with £50million or something for him I can't see any way he won't be here.

"He's part of the plans and I haven't

spoken to anyone about him leaving or wanting to leave."

Meanwhile, Jonathan Woodgate is no nearer to a return after his groin injury has shown little sign of improvement since undergoing surgery at the end of last season.

The defender has made just three appearances this campaign, and the club have been unable to identify the cause of the injury.

"He's had a few operations and we are finding it difficult to solve the problem," Redknapp said.

"He is down but he's hoping he's on the way back. Hopefully it could go away in the same way as it came."

Stadium plans come under fire, page 2

Massara continues to strengthen his squad as two more sign-up for season

SCOTTISH international winger Dave Arnot and prop James Simon have become the latest players to sign for the London Skolars as they step up their preparations for the new rugby league season.

Arnot, who makes the move from Harlequins, made his full international debut last year, while Simon has played rugby union for Sale and has rugby league experience with Warrington and Blackpool.

Head coach James Massara said: "We are looking to freshen up the squad for the 2010 season, and bringing in someone like Dave is great for us.

"I was very impressed when I watched the tapes of James playing and I have been very impressed with him throughout pre-season. There is a real determination about the bloke, and I believe he will be a handful for the opposition this year."

The Skolars, who finished bottom of Co-operative Championship One last time around, face their first match of the new season when they take on Harlequins in the Capital Challenge on January 22.

Massara added: "Pre-season is going very well so far. There is a good mix of old and new in the squad and the lads are really testing each other. The squad are all looking forward to the challenge of the 2010 season."

Meanwhile, the Skolars have managed to retain the services of influential hooker Gareth Honor, who has made more than 150 appearances for the club during the past seven seasons.

"I feel that this is the best prepared the club has been going into the season," he said. "The back-room staff have got us firing and there is a good blend of old and new players who are pulling together.

"I am excited about the squad we have. The likes of Paul Thorman and Jermaine Coleman who have been at the club for some seasons are quality players, and I am looking forward to playing with new faces like Liam Roach and Ollie Purslow.

"We are not putting any limits on our ambition this season, and play-off football is something I desperately want to experience with this club."

Massara added: "Gareth is London Skolars through and through. He has bags of experience at this level and I am delighted to have him on board.

"Playing in his position is very tough on the body, and to have racked up more than 150 appearances is testament to his willingness to put his body on the line for the club."

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